

Revised September 10, 2016

## Synopsis of Rules and Regulations

*THIS SYNOPSIS IS PUBLISHED AS A SUMMARY FOR EASY REFERANCE ONLY. IT DOES NOT NEGATE, EXPAND OR MODIFY THE DECLARATION OF COVENANTS, RESTRICTIONS, AND BY-LAWS OR RULES OR REGUALTIONS FOR LAUREL LAKE. PLEASE REFER TO THE ACTUAL DECLARATION OF COVENANTS, RESTRICTIONS, BY-LAWS AND RULES AND REGUATIONS. IF THERE IS ANY DISREPANCY BETWEEN THIS SYNOPSIS AND GOVERNING DOCUMENTS, THE DECLARATION OF COVENENTS, RESTRICTIONS, BY-LAWS OR RULES AND REGULATIONS WILL PREVAIL.*

1. All architectural or structural modifications to the exterior of any unit, including the limited and common areas, must have written approval from architectural review committee or the board of directors. Proposed additions, alterations, exterior painting (even the same color), re-roofing, painting of roof, and/or changes i.e. patio, enclosures, pool/spa, gutters, windows/doors, exterior lighting, plants and shrubbery require written approval prior to commencement.
2. Additional landscaping or landscaping changes to the common or limited common areas must have prior written approval from the architectural review committee or board of directors. Upon approval, maintenance of additional landscaping is the responsibility of current and future owners. *Planting of trees, shrubbery or plants cannot be fruit bearing or invasive varieties.*
3. Exterior of units, including the roof, driveways, walkways and lanai are to be kept free of mold, mildew, weeds and discoloration. All roof tiles, caps, mortar, fascia etc., must be in the same color consistency as the roof color. Painting of roof requires architectural review approval. Note: *Concrete common areas (driveways, walkways, cul-de-sac's and curbs) will be cleaned annually by the association if needed.*
4. Yard ornaments, hanging potted plants, flowerpots, lattice/trellis, fences, furniture and cloths-lines are prohibited in the limited common or common areas.
5. All work tools, garden equipment (including garden hoses), play sets or personal items, must be concealed from view of the street when not in use. Storage of **personal items** in not allowed in the common or limited common areas.
6. Use of garbage cans/containers is not allowed. City of Plant City ordinance requires all garbage to be placed in plastic bags and tied. Garbage bags and/or

recycle bins must not be put out before dusk on the day preceding the day of collection. Recycle bins should be picked-up the end of day of collection. *Suggestion: Place garbage and recycle bins on concrete or paved surfaces, not grass areas.*

7. Residents are responsible leash their dogs or other domestic pets. Owner of keeper must have complete control of pet. County and community association rules require removal of pet waste/litter. Tying out of pets or electric fencing is not allowed.
8. Cooking on grills on rear patio/lanai is permitted. If you do not have a rear patio/lanai cooking in the limited common and common area (including driveway) is permitted. Grills covered or uncovered cannot be stored in the limited common or common areas and must be stored out of site.
9. No parking of any vehicles or trailers etc. is allowed on the **grass**. Residents should make guest aware parking on grass damages turf and irrigation system.
10. Residents are to use garage or driveway for parking. Parking on the street or cul-de-sac's for extended period of time or overnight is not allowed (exception guests and visitors). *It is suggested vehicles park in direction of traffic.*
11. Parking of oversized trucks, commercial vehicles (including signs or lettered vehicles), boats, trailers; campers, recreational vehicles or stored covered vehicles may not be parked in any driveway, street or cul-de-sac. Contractors company vehicles performing contracted work are allowed for a maximum of 12 hours.
12. Recreational vehicles and boat parking is permitted for loading or unloading after a trip for not more than a **24 hour period**.
13. No vehicle maintenance or repair work may be performed outside the garage. *Suggestion: Residents should keep garage doors closed when not in use.*
14. Shutters, canopy, awnings, or other similar fixtures cannot be attached to or placed on the exterior wall or windowsills of a unit. No window or wall-type air conditioning units are allowed. Hurricane shutters are permitted, they must be removed immediately once the storm threat has passed.
15. Placement of signs in the limited common or common areas is prohibited, including **contractor** signs or **window** signs. Real estate and alarm company signs are allowed. Real estate signs cannot be larger than 24x24 (including

header and/or riders). Signs must be center mounted on a single white post not more than 4' in height. Signs must be placed in mulched area, not in grass. Only one sign allowed per unit. Sign must be immediately removed at expiration of agents listing or upon settlement.

16. Window flower boxes, not larger than the width of the window, 12" high and painted the same colors as the home are allowed. Boxes may only contain live plants, which are complementary and well maintained.
17. Bird feeders and birdhouses are allowed in the rear of the common area. Items must be complementary and well maintained. Prior application and approval of the ARC or board of directors is required. Birdbaths are NOT allowed.
18. Patio lights not to exceed 18" in height and five (5) watts per fixture are permitted in the limited common area.
19. Satellite dishes not larger than 1 meter are permitted. Location of the dish must be put in the most inconspicuous place possible to receive reception. Written application must be submitted architectural review committee or Board of Directors. Satellite dishes must be removed once service is discontinued.
20. Residents may display holiday decorations reasonable in size and scope so not to disturb other residents by excessive light and sound. Permitted decorations may be displayed 1 week prior to holiday and 3 days after holiday. For holidays occurring in December, permitted decorations may be displayed from Saturday after Thanksgiving until the second Sunday in January.
21. Each unit is to be used for single-family residential purposes only. Any trade, business or visible non-residential use of the property is prohibited.
22. Estate sales, garage/yard sales or auctions of any kind are not allowed. Real estate open houses are permitted.
23. Residents or their guests are permitted to fishing from the common areas of Laurel Lake. *Note: Fishing license may be required.*
24. **Leasing of Unit:** Owners who intend to lease their unit must be current in all monetary obligations to the association, free of any association related liens or non-compliance of covenants. Owner must provide the association's property manager with name of tenant including their contact information,

copy and terms of the lease and tenants agreement to abide by the Laurel Lake Condominium Association rules and regulations. The owner **MUST** provide the tenant(s) with a copy of the LLCA synopsis of rules and regulations.

25. **Sale of Unit:** Unit owners are responsible to notify LLCA property manager upon entering into a purchase and sale agreement. Per Florida Statue, the seller is required to provide the purchaser with a copy of the Condominium Governance Form, association Declaration of Condominium, covenants and synopsis of association rules and regulations.
26. Residents are encouraged to fly our countries flag. Guidelines: mount affixed to residents, one 3'x 5' or 4'x 6' American flag. In addition, it is permitted to have one 4' "L" shaped metal flag stand to fly 13" x 18" garden flag (seasonal, sports team, family initials etc.). Flags cannot be placed in grass area.
27. Unit occupants, their visitors, employees or contractors will not make disturbing noise, allow noxious or offensive behavior to interfere with the rights, comforts or convenience of other unit owners or occupants. Nor shall anything be done which may become and annoyance to the neighborhood in accordance with By-Law XVII, Section 10 and Declaration 18.5 and 18.